

## \$275,000 - 9639 62 Avenue, Edmonton

MLS® #E4444303

**\$275,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

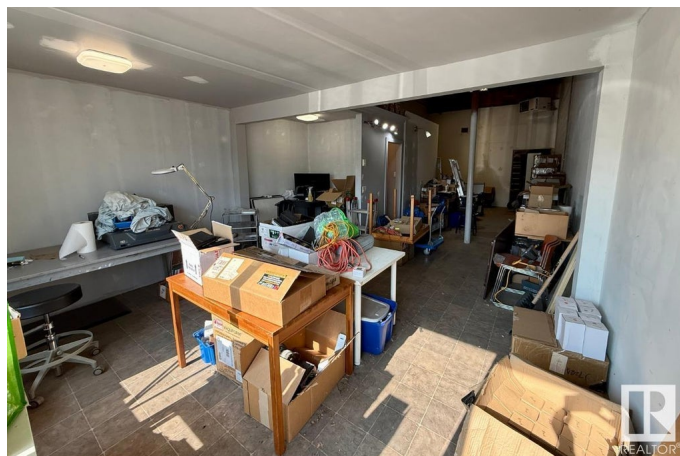
Rosedale Industrial, Edmonton, AB

This 913 sq.ft. (15' x 62') industrial bay offers a unique opportunity in the Southworks Centre. Constructed with durable concrete block walls, the unit currently features a front man door with windows—ideal for office or showroom use—but can accommodate an overhead door if needed. There is a 2 piece bathroom. The roof was replaced in 2015, adding peace of mind for future owners. Zoned IH (Major Industrial), this space is well-suited for a variety of heavy industrial uses including manufacturing, storage, distribution, repair, and more. IH zoning supports operations that may produce nuisances like noise, odour, or emissions, making it a rare find for businesses requiring separation from commercial or residential areas. Ideal for users in manufacturing, logistics, or equipment services. And low condo fees! \$139.04/month. Don't miss this versatile and affordable industrial footprint in a well-established complex.

Built in 1967

### Essential Information

MLS® #	E4444303
Price	\$275,000
Bathrooms	0.00
Acres	0.00



Year Built	1967
Type	Industrial
Status	Active

### Community Information

Address	9639 62 Avenue
Area	Edmonton
Subdivision	Rosedale Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0E1

### Exterior

Exterior	Brick
Construction	Brick

### Additional Information

Date Listed	June 25th, 2025
Days on Market	6
Zoning	Zone 41

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Listing information last updated on July 1st, 2025 at 4:02am MDT